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Is your property ready for winter?

that footings are stable and fence panels or brush fences are in order. Landlords should check with other property owners if shared or boundary fences are in need of repair as there may be a joint responsibility.

Roofing and eaves

Check for cracked or loose roof panels and tiles as these can cause leaking and water damage. Look for rotting or water damaged eaves which can lead to salt damp and mould on interior and exterior walls.

Tiles and pavers

Cracked tiles and floor pavers should be replaced and repaired as they may pose a legal liability risk if a tenant trips and injures themselves.

Trees and shrubs

Prune loose or dead branches and check if there are any branches that have a dangerous overhang. At routine inspections you can be assured that we will comment on any obvious signs of deterioration, however it is important to note that during these inspections, we cannot access all areas of the property (ie. roof), therefore it is recommended that you regularly employ the services of a building inspector to give you professional building advice as to any potential issues.

Wintry winds, rain and frost can play havoc with poorly maintained investment properties.

Prevention is much better than cure, and it is therefore important to assess any potential or existing issues at the property before they escalate.

In determining if your property is ready for winter you should take into consideration the following:

Gutters

One of the most common winter household maintenance issues is clogged gutters, which can cause leaking and water damage. Landlords should ensure that gutters are free from leaves, twigs and other debris.

Fences

Fences should be well maintained and secure. Check

Property Improvements

Before Making Improvements

It is important to consult a quantity surveyor before conducting any improvements to your investment property as the old structure may be able to be 'scrapped'.

Essentially if an item is scrapped the value of the item can be written off as a 100% tax deduction at the time of disposal,

It is a very complex procedure to prepare these reports. The process involved in determining the amount of potential deductions available from a property often requires the engagement of a specialist surveyor.

Instead of repairing an old item it may be financially viable from a tax advantage to replace it.

Such as: fences, appliances, window coverings, carpets, etc.

After Making Improvements

A specialist quantity surveyor is able to maximise the depreciation deductions from an investment property

when works are deemed to be capital improvements. Quantity surveyors are appropriately qualified to estimate construction costs for depreciation purposes. When the total construction cost of an improvement is known, a surveyor will utilise methods that are ATO accepted to maximise depreciation deductions through the apportionment of items such as preliminaries, consultant fees and other associated costs





Properties still not Water Efficient

WATER USAGE

Premises **must** be water efficient if the tenant is going to be responsible for paying water usage. The premises still have to be individually metered.

WATER EFFICIENCY

Water efficient measures include:

- All internal cold water taps, showerheads and single mixers must have a max. flow rate of nine litres per min. Excludes bathtub taps, garden taps, single hot water taps and toilets.
- There must be no leaking taps on the premises at the commencement of the tenancy

If the landlord/agent does not provide and request payment of a bill by the tenant within three months from the date of account – you **cannot** claim.

WMCU URGENT ACCOUNT UPDATES

Important Merger Information for Members



If you currently bank with Wagga Mutual Credit Union, you will be aware that your account numbers will be changing as of the 4th June 2011. We will require you to advise us in writing of your new account numbers if you currently have end of month credits transferred to your account.

FROM OUR PROPERTY MANAGEMENT TEAM

We are always on the lookout for properties

Consolidating your investment properties to the one agency can make financial common sense. If you have another property in our area and would like our agency to assist you with the transfer process to take away the stress of changing agents, we would be more than happy to do so while ensuring that your tenants are not disrupted. We also offer incentives to landlords who refer business to our agency.



Tax time reminder

With tax time nearly upon us, it is important that you take the time to carefully review your accounts and seek independent professional advice to assist you with getting the most from your investment. Seeking professional advice can sometimes mean the difference in saving \$100's to \$1000's in tax \$'s

Ha Ha!



Gaz was having a few quiet drinks with his mates at the pub. Gab has now been missing for 2 weeks! Just then the police arrived and said "Gaz you better be prepared for the worst". "Oh no" said Gaz, "I better go down to the Salvo's tomorrow and get all her clothes back!"

Rental Market Update

Bokara Place	Glenfield	\$300pw
Vestey Street	Central	\$200pw
Dalkeith Avenue	Lakeside	\$300pw
Rosella Place	Mt Austin	\$280pw
Graham Street	Lake Albert	\$175pw
Tompson Street	Central	\$285pw
Bindari Street	Glenfield	\$390pw

Residential Sales Update

Simmons Street	Central	\$380,000
Vincent Road	Lake Albert	\$250,000
Meadow Street	Koorlingal	\$215,000
Urana Street	The Rock	\$165,000
Barcoo Lane	Big Springs	\$585,000
Hovea Place	Glenoak	\$650,000
Tucker Street	Turvey Park	\$320,000



HILLTOP - \$395,000

- Three bedrooms, two bathrooms, great location
- Two living areas with seamless indoor/outdoor entertaining, modern appointments, great views
- Ducted gas heating & evap cooling, dbl garage
- White gloss tiles throughout the living, feature walls, timber decking and huge yard for the kids.

Sue Newbigging - 0418 693 626



COOLAMON - \$479,000

- Three bedrooms with optional study/4th bedroom.
- Formal and informal living areas set on 5 acres.
- Three way main bathroom plus huge ensuite.
- Ducted reverse cycle throughout plus wood heater
- Divided into 8 paddocks, 3 bay powered shed, water tanks, landscaped gardens.

Cassie Sheahan - 0409 032 712



LAKE ALBERT - \$269,000

- Three bedrooms with ensuite and WIR to main.
- Combined kitchen/ meals area, separate lounge.
- Gas heating and evaporative cooling throughout.
- Rent potential of \$320 per week, great investment.
- Double carport with access to the back yard.
- Close to shops, schools & public transport.

Sue Newbigging - 0418 693 626



LAKE ALBERT - \$649,000

- Five x 2 bedroom block of flats in leafy Lake Albert.
- 2min to sporting ground, shopping centre & café.
- All tenanted, well maintained brick complex.
- Potential to strata and sell individually.

John Davies - 0418 693 041



KOORINGAL - \$127,000

- Great place to start with your first investment.
- Currently tenanted at \$160/wk with good tenants.
- Two good sized bedrooms both with built-in-robos.
- Open plan living, dining, new kitchen and new appliances, separate laundry.
- Single Carport.

Karen Brill - 0404 848 466



FOREST HILL - \$249,000

- Three bedrooms all with built-in-robos.
- Open plan kitchen & meals area with separate living area which is generous in size.
- Gas heating, ducted cooling, large undercover entertaining area, dbl carport plus car space.
- 8m x 4m shed, MOTIVATED VENDORS!

Anthony Ivey - 0448 212 113



CENTRAL - \$189,000

- Located in a prime central Wagga position.
- Situated on the first floor in a quiet complex.
- Two bedrooms with built-ins to the main.
- Undercover parking.
- Easy stroll to CBD, restaurants & movies.
- Ideal investment, currently leased.

Anthony Ivey - 0448 212 113



SAN ISIDORE - \$730,000

- Four bedrooms with study & self contained flat.
- Spacious living areas, two bathrooms.
- Set on 22acres, subdivided into four paddocks, tennis court, swimming pool, huge powered shed.
- Dbl lock-up garage, ducted heating, gas heating plus slow combustion fire, the list goes on.....

Cassie Sheahan - 0409 032 712



ESTELLA - \$327,000

- Three bedrooms all with robes, third bedroom has a 2nd living area, perfect for teenagers.
- Elegant kitchen, formal lounge area, great outdoor area backing onto Crown Land.
- Sparkling pool, paved outdoor area, two powered secure sheds.

Karen Brill - 0404 848 466

As a valued client of Hore+Davies Real Estate we are pleased to offer you a **10% Discount** on the commission for the sale of your investment property or home



To take advantage of this wonderful offer simply phone our sales team on 02 6922 2900.

